

RESIDENTIAL

CK ONE:

Residential (Single Family)  
 Country Homes (Single Family)

of Photos

1.

2.

3.

Sketch

Fact Sheet

Special Instructions  
attach a Separate Note  
or Photographer

ML#	Residential/City: Miami		County Dade	Price \$325,000.00
St. & City	3939 Hardie Road, Coconut Grove			
Zon:	1	Section	Style	PossFund
Legal E 15' of Lot 33 & all Lot 34 J. W. Ewan's Sub PB1/51				
Folio 01-41-29-015-0200		BR 1	Bath 2	Constr wood Yr Blks
Taxes: \$8,129.00 Exmp N Tax Yr. 89		BR Sz		
Prop Size 130 X 216		LR	DR	Area
1st Mtg. Bal. F & C	Assum.	FamR	FlaR	Rge Elec
Mtgee.	Int. %	Kit	Eat-in	Disp
Pmts	PI	Den	Util	Wash No
2nd Mtg. Bal.	Assum.	Porch Yes	Pool No	Scn
Mtgee	Int. %	Patio	Gar No	Carport No
Pmts	PI	Drapes	Wind	Floor wood
Sewer Septic X	City Watern X	Well	Roof Shingle	A/C wall
Gas Easements			Sch: Elec	Jr. Ponce
WF SW OF GC DOCK				Sr. C. Gas
Owner	Remarks: Unique Grove Home!!! Historical building on huge lot. Approx 1,953 Sq. Ft. as per tax rolls of living area.			
Otel	Updated 3 years ago. Porches could be converted to bedrooms. Beautiful park lot. Being sold as exchange.			
L.A.P. L. Roth/F. Cunningham				
Phone/Eve 595-4670				
L.O. FLYNN ASSOCIATES, INC.				
L.O.#	Phone 667-2568			
Fee to S.O. 3%	Information herein is believed accurate, but not warranted. Dimensions approx.			

OVER



FLYNN ASSOC., INC.		667-2568	ER A/RES \$325,000
#CD127195 FLYN 3939 HARDIE ROAD		INFORMATION HEREIN IS NOT WARRANTED	
FN:01-4129- 15-0200	SN: J. W. EWAN'S SUB	ES: JH: PONCE	SH: GABLES
PG:51	LE:EL5; LOT 33 & ALL LOT 34	DN:	
PR:1	FR: KT: MN: YR:1925		
DR: 2B: 3B: ZN:1 LS:130X216	PI:000 FL:02		
1B: 2B: 1P: 1I:00% 1H:000	2P: 2I:00% 2H:0000		
2H: 2P: TX:\$8,129 TY:1989			
EO:\$325,000 RF:		ON:W/H	
HF:		SC:3%	
LA:P.L. ROTH AP:595-4670			
L2 F CUNNINGHAM CP:856-0407			

GO NORTH ON LEJEUNE RD FROM SUNSET TO LIGHT ON HARDIE RD. LEFT TO PROPERTY. SIGN IN FRONT. MARVELOUS HISTORICAL HOME ON LARGE PARK-LIKE LOT WITH CORAL ROCK WALL. BUILDING WAS ONCE BISCAYNE BAY YACHT CLUB AND WAS MOVED TO THIS SITE IN 1925. RENOVATED 3 YEARS AGO. VERY UNIQUE HOME WITH BEAMED CEILINGS AND HUGE ROOMS. 2 ENCLOSED PORCHES. BEING SOLD FOR A LIKE-KIND EXCHANGE. CALL P. L. ROTH FOR DETAILS EYES. 595-4670

SINGLE FAMILY	TWO STORY	2 BEDROOMS	2 BATHS	LR/DR DINING	FLORIDA/FAM RM
COOL 2 WLL UNT	HEAT-GAS SPACE	RANGE-ELECTRIC	REFRIGERATOR	DISHWASHER	VAULTED CEIL
SGNL-MTL WINDOW	FBRG/ASSL SHNGL	WOOD SIDING	1 CAR CARPORT	NO POOL	1.5-1 ACRE
INTERIOR LOT	MUNICIPAL WATR	SEPTIC TANK	FREE & CLEAR	EXCHANGE	POSS-FUNDING
KEY TO OFFICE	W/O HMSTD EXMP				